

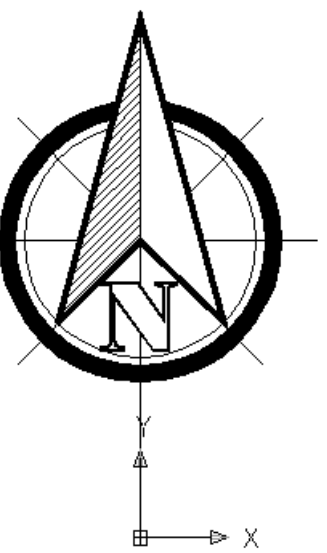


Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

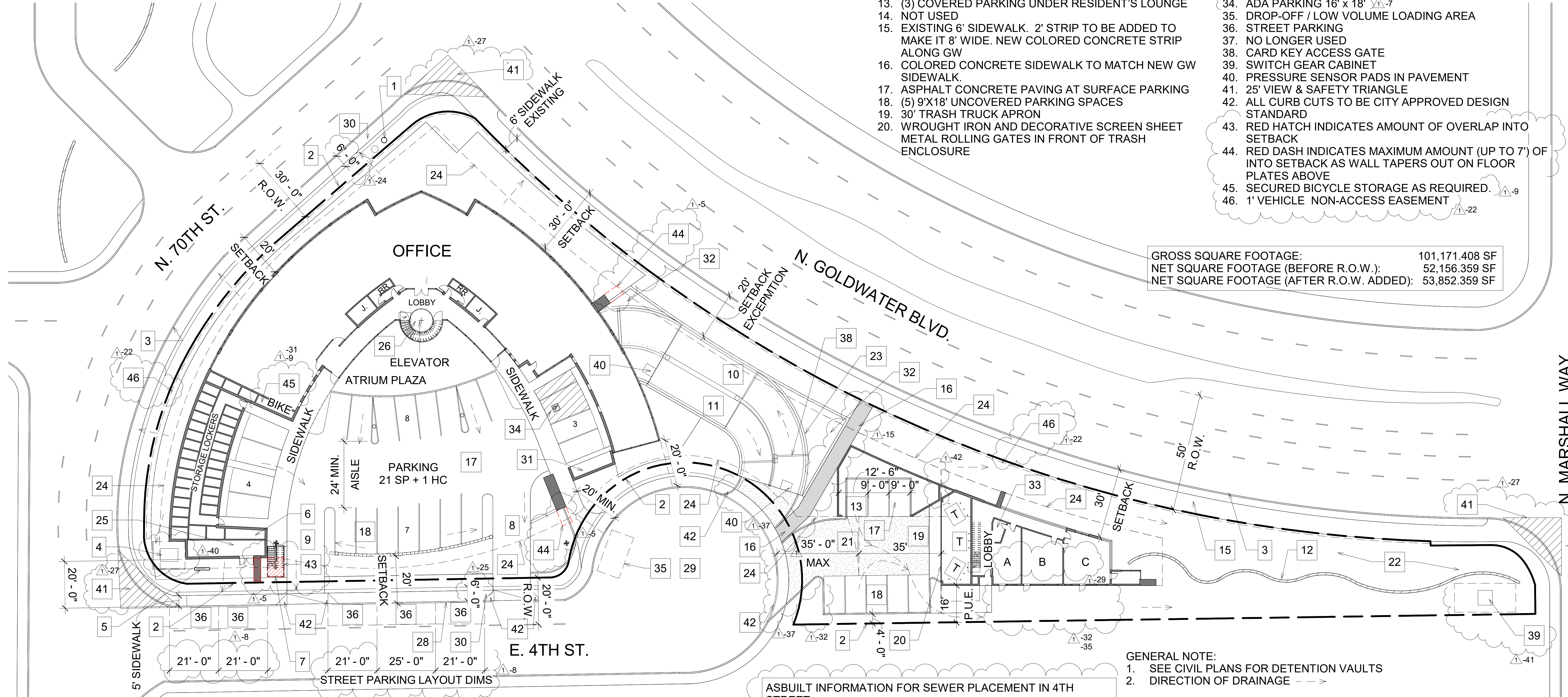


KEYNOTES:

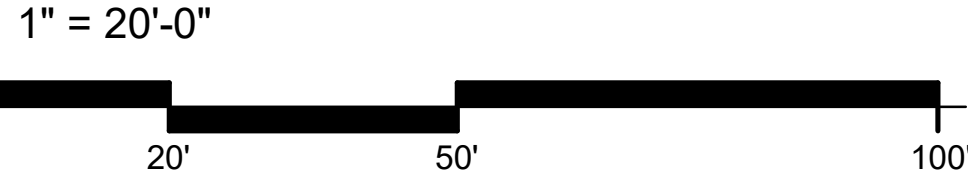
- 1. FIRE HYDRANT
- 2. PROPERTY LINE
- 3. EXISTING BACK OF CURB
- 4. PROPOSED TRANSFORMER LOCATION WITH REMOVABLE METAL SCREEN WALL
- 5. SIAMESE WATER LINE FITTING
- 6. FIRE SPRINKLER RISER ROOM
- 7. 2ND EXIT STAIR
- 8. 16' TYPE CL ONE-WAY INGRESS
- 9. 16' TYPE CL ONE-WAY EGRESS
- 10. 12' RAMP DOWN TO PARKING GARAGE
- 11. 12' RAMP UP FROM BELOW
- 12. 6' HIGH DECORATIVE "ART" WALL TO BE SIMILAR TO CITY POCKET PARK TO THE EAST
- 13. (3) COVERED PARKING UNDER RESIDENT'S LOUNGE
- 14. NOT USED
- 15. EXISTING 6' SIDEWALK. 2' STRIP TO BE ADDED TO MAKE IT 8' WIDE. NEW COLORED CONCRETE STRIP ALONG GW
- 16. COLORED CONCRETE SIDEWALK TO MATCH NEW GW SIDEWALK.
- 17. ASPHALT CONCRETE PAVING AT SURFACE PARKING
- 18. (5) 9'X18' UNCOVERED PARKING SPACES
- 19. 30' TRASH TRUCK APRON
- 20. WROUGHT IRON AND DECORATIVE SCREEN SHEET METAL ROLLING GATES IN FRONT OF TRASH ENCLOSURE

- 21. TRASH TRUCK BACK UP 35'
- 22. DETENTION BASIN
- 23. 3' HIGH STUCCOED BOTH SIDE GUARD RAIL WALL AT RAMP. 20' SETBACK FROM GW BACK OF CURB.
- 24. DECK OVERHANG ABOVE.
- 25. ELECTRICAL ROOM
- 26. GURNEY SIZED ELEVATOR
- 27. NOT USED
- 28. NEW ROW AT NORTH SIDE OF 4TH STREET.
- 29. EXISTING CULDESAC
- 30. 6' SIDEWALK
- 31. HOUSE GAS PANELS, CONDO METER, COMMERCIAL METER
- 32. MEZZANINE LEVEL PLANTER LOWER LEVEL
- 33. ELEVATOR FOR FITNESS/RESIDENTIAL LOUNGE
- 34. ADA PARKING 16' x 18'
- 35. DROP-OFF / LOW VOLUME LOADING AREA
- 36. STREET PARKING
- 37. NO LONGER USED
- 38. CARD KEY ACCESS GATE
- 39. SWITCH GEAR CABINET
- 40. PRESSURE SENSOR PADS IN PAVEMENT
- 41. 25' VIEW & SAFETY TRIANGLE
- 42. ALL CURB CUTS TO BE CITY APPROVED DESIGN STANDARD
- 43. RED HATCH INDICATES AMOUNT OF OVERLAP INTO SETBACK
- 44. RED DASH INDICATES MAXIMUM AMOUNT (UP TO 7') OF INTO SETBACK AS WALL TAPERS OUT ON FLOOR PLATES ABOVE
- 45. SECURED BICYCLE STORAGE AS REQUIRED.
- 46. 1' VEHICLE NON-ACCESS EASEMENT

GROSS SQUARE FOOTAGE:	101,171.408 SF
NET SQUARE FOOTAGE (BEFORE R.O.W.):	52,156.359 SF
NET SQUARE FOOTAGE (AFTER R.O.W. ADDED):	53,852.359 SF



SITE / GROUND FLOOR PLAN



ASBUILT INFORMATION FOR SEWER PLACEMENT IN 4TH STREET:
CITY OF SCOTTSDALE, PUBLIC IMPROVEMENTS, 70TH STREET INTERCEPTOR PROJECT NUMBER V-7501, SHEET 13 OF 19.
CITY OF SCOTTSDALE ENGINEERING DRAWING, DATE 8/8/1980, BY KLJ ENGINEERING, ASBUILT SHEET C-1.
SEE CIVIL DRAWING 'C-3' FOR SEWER LINES.

- GENERAL NOTE:
- 1. SEE CIVIL PLANS FOR DETENTION VAULTS
 - 2. DIRECTION OF DRAINAGE -->



ARCHITECTURE : INTERIOR DESIGN
LAND PLANNING
16074 N 78 St Scottsdale, AZ 480-607-3337

The Goldwater

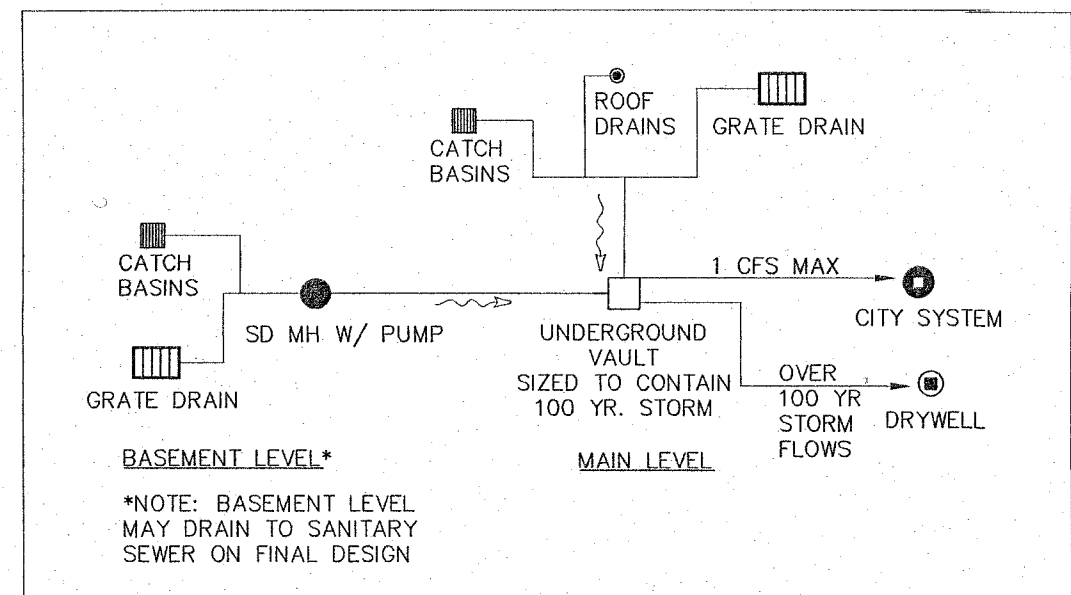
A Mixed-Use Luxury Residential Community
Old Town Scottsdale Arizona
Goldwater Boulevard, L.L.C

STORMWATER CONTROL PLANS FOR GOLDWATER

A SINGLE LOT PROPERTY, LOCATED IN N.W. QUARTER OF THE S.E. QUARTER OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA & SALT RIVER B.M., MARICOPA COUNTY, ARIZONA

NOTE:

1. OPEN SPACE SURFACE STORMWATER TO BE GRADED AND COLLECTED IN AREA CATCH BASINS. SEE LANDSCAPE PLAN.
2. BUILDING STORMWATER COLLECTION TO BE DIRECTED INTO SURFACE DRAINAGE SYSTEM PRIOR TO STORMWATER VAULT AND METERED OUTFALL. DOWN SPOUT LOCATION BY OTHERS.
3. INSTALL CONCRETE STORMWATER VAULT TO BE SIZED BY ENGINEER. SEE DETAIL FOR INVERT SIZE, LOCATION AND ELEVATION.
4. BASEMENT STORMWATER SUMP PUMP DRAIN TO SURFACE CONNECTION SURFACE AT STORMWATER MANHOLE.
5. STORMWATER VAULT AND OUTFALL METER TO BE DIRECTED INTO CITY STORMWATER SYSTEM. MAXIMUM OUTFALL FLOW SHALL BE 1.0 CFS AT THIS LOCATION.



DRAINAGE SCHEMATIC

NOTE: THIS IS A SIMPLIFIED MODEL OF THE SYSTEM SHOWN ON THIS PAGE. SEE PLANS FOR EXACT LOCATIONS, SLOPES, AND OTHER INFORMATION.

PRE DEVELOPMENT AREAS:
GRAVEL = 53852 SF

POST DEVELOPMENT IMPERVIOUS AREA:
ROOF = 36408 SF
ATRIUM = 1766 SF
OUTSIDE ASPHALT = 2886 SF
OPEN SPACE = 12792 SF

STORMWATER SYSTEM:
CATCH BASINS, DRAIN PIPE, DETENTION VAULT
DRYWELL

DESIGN STORMWATER OUTFLOWS:
Q2: 1.0 CFS (MAX)
Q10: 1.0 CFS
Q100: 1.0 CFS

HISTORICAL STORMWATER FLOWS (CALCULATED):
Q2: 2.78 CFS
Q10: 4.49 CFS
Q100: 8.41 CFS

LEGEND

---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING SETBACK
---	ASPHALT
---	CONCRETE
---	GRAVEL
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	FENCE
---	CULVERT
---	COMMUNICATIONS LINE
---	GAS LINE
---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATERLINE
---	UTILITY POLE
---	GUY ANCHOR
---	CATCH BASIN
---	DRY WELL
---	SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	FIRE HYDRANT
---	YARD HYDRANT
---	VALVE
---	WELL
---	CONIFEROUS TREE
---	DECIDUOUS TREE
---	SIGN (AS NOTED)
---	PALM TREE

SITE GRADING PLAN

EROSION CONTROL NOTES

1. REFER TO THE ADEQ CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION AND PERMANENT BMP'S RELATING TO SLOPE PROTECTION, EROSION, & REVEGETATION. THE FOLLOWING BMP'S FROM THE ABOVE MENTIONED CATALOG ARE HEREBY MADE A PART OF THIS PLAN:
BMP #1: TIMING OF CONSTRUCTION
BMP #2: STAGING AREAS
BMP #3: PRESERVATION OF EXISTING VEGETATION
BMP #6: EROSION PREVENTION ON TEMPORARY OR PRIVATE ROADS
BMP #20: TOP SOILING
BMP #21: SEEDING
BMP #23: PLANTING
2. EXISTING VEGETATION TO REMAIN IN PLACE OR BE SALVAGED IF POSSIBLE TO BE REPLACED AFTER CONSTRUCTION IS COMPLETED. ANY VEGETATION THAT IS REMOVED AND/OR DESTROYED MUST BE REPLACED IN KIND AT THE OWNER'S EXPENSE. HYDROSEED ALL DISTURBED AREA AS SHOWN WITH A NATIVE DRYLAND SEED MIX AT A RATE OF 120 LBS/ACRE. BEFORE ANY FERTILIZER IS APPLIED, A SOIL STUDY/ANALYSIS SHOULD BE PERFORMED TO DETERMINE THE APPROPRIATE QUANTITIES OF FERTILIZER REQUIRED, IF ANY.
3. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL IT IS APPARENT THAT VEGETATION IS WELL ESTABLISHED.

SHEET C3 KEY NOTES

1. INSTALL STANDARD CATCH BASINS, TRAFFIC RATED GRATES.
2. INSTALL 6 INCH SCHEDULE 40 PVC DRAIN PIPE. SEE PLAN FOR SLOPE.
3. INSTALL STANDARD TRAFFIC RATED GRATE DRAIN.
4. INSTALL STORMWATER VAULT WITH OUTFALL METER.
5. INSTALL DRYWELL TO BE SIZED AT A LATER DATE.
6. RELOCATE CITY STORMWATER UNDER CURB DRAIN.
7. RELOCATE CITY STORMWATER DRAIN PIPE AND MANHOLES AS SHOWN.
8. INSTALL 18 INCH SCHEDULE 80 PVC STORM DRAIN.
9. UTILITY EASEMENT TO BE DEDICATED TO CITY.
10. CONNECT INTO CITY 24 INCH DRAIN PIPE.
11. STUB 6 INCH SCHEDULE 40 DRAIN PIPE FOR DOWN SPOUT CONNECTION. ACTUAL LOCATION TO BE COORDINATED WITH BUILDING ARCHITECT.
12. BASEMENT PRESSURE DRAIN PIPE CONNECTION.
13. AREA TO BE GRADED AND PLANTED. SEE LANDSCAPE PLAN.
14. INSTALL ASPHALT PARKING. SEE DETAIL.

NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY FOR MAINTAINING STABILITY OVER THE ENTIRE AREA AND TO KEEP MUD FROM BEING TRACKED OFF SITE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SLOPE STABILITY.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN RIP RAP, STRAW BALES AND STRAW LINED SLOPES UNTIL HYDROSEEDING TAKES ROOT.
4. SWALE AREA SHALL BE SEEDED TO MAINTAIN GOOD GRASS GROWTH. UON.
5. OPERATION AND MAINTENANCE PLAN
A. INSPECTION FREQUENCY
INSPECTIONS ARE NOTED IN THE STORMWATER NARRATIVE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ENGINEER WHEN INSPECTIONS ARE NEEDED.
B. RESPONSIBLE PERSON OR ENTITY
THE RESPONSIBILITY OF OPERATION AND MAINTANCE OF THE BMP'S SHALL BE THAT OF THE OWNER.
C. ROUTINE MAINTENANCE REQUIREMENTS
SHALL BE THE RESPONSIBILITY OF THE OWNER.
D. SYSTEM FAILURE
IF THE SYSTEM SHOULD EVER FAIL, IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE REPLACEMENT OR REPAIR OF THE SYSTEM TO GOOD WORKING ORDER.

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CITY OF SCOTTSDALE ENGINEERING DRAWING, DATE 8/8/1980, BY KJW ENGINEERING, ASBUILT SHEET C-1.

INSPECTION REQUIREMENTS

A DESIGN PROFESSIONAL SHALL MAKE AT LEAST THREE REQUIRED INSPECTIONS DURING THE PROCESS OF THIS PROJECT IN ACCORDANCE WITH CITY CODE. THE MINIMUM REQUIRED INSPECTIONS ARE AS FOLLOWS:

1. PRIOR TO EXCAVATION TO VERIFY THAT EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES ARE IN PLACE AND PROPERLY INSTALLED.
 2. DURING CONSTRUCTION TO VERIFY EROSION CONTROL MEASURES AND B.M.P.'S ARE UTILIZED PROPERLY.
 3. AT PROJECT COMPLETION TO VERIFY PERMANENT EROSION CONTROL MEASURES AND B.M.P.'S ARE INSTALLED PROPERLY.
- DESIGN PROFESSIONAL SHALL PROVIDE WRITTEN VERIFICATION OF THE INSPECTIONS TO THE CITY BUILDING DEPARTMENT. ADDITIONAL INSPECTIONS MAY BE REQUIRED IF WINTERIZATION OF THE SITE IS REQUIRED. BMP'S SHOWN HEREON ARE MINIMUM ONLY.

THE SUBMITTAL IS PRELIMINARY AND NOT FOR CONSTRUCTION. REVIEW COPY ONLY.

BOUNDARY INFO PROVIDED IS FOUND IN BOOK 654, PAGE 17
MARICOPA COUNTY, AZ RECORDS.

NO BOUNDARY SURVEY

PROPERTY LINES SHOWN ARE APPROXIMATE. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY BY ACE SOLUTIONS, ENGINEERING AND SURVEYING.

DATUM: NAVD 88 GEOID 09
CONTOUR INTERVAL: 1 FOOT



609 N. Calgary Court, Suite 7,
Post Falls, Idaho 83854
PHONE: (208) 773-8370
FAX: (208) 777-2128
www.acesolutions.pro



SITE IMPROVEMENT PLAN FOR GOLDWATER MARICOPA COUNTY, ARIZONA

DATE	DESCRIPTION
7/2/18	STORMWATER VAULT
7/2/18	BLD SETBACKS, PL
11/27/18	STORMWATER
12/19/18	4TH ST. SEWER LOCATION

ISSUE DATE: 3/8/18
PLOT DATE: 12/20/18
DRAWN BY: AG
CHECKED BY: JEH
DWG FILE: 17-096-SITE
PROJ. # P17-004
SHEET TITLE:
SITE PLAN
SITE GRADING

C3